

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - July 16, 1969

Appeal No. 10109 Wallace F. Holladay, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried with Messrs. Samuel Scrivener, Jr. and William S. Harps absent, the following Order of the Board was entered at the meeting on August 19, 1969.

EFFECTIVE DATE OF ORDER - Oct. 17, 1969

ORDERED:

That the appeal for variance from the side yard requirements of the R-1-B District to permit rear addition to single-family dwelling at 3215 R Street, NW., Lot 851, Square 2154, be granted.

FINDINGS OF FACT:

1. The subject property is located in the R-1-B District.
2. The property is improved with a three-story and basement single-family dwelling.
3. Appellant proposes to construct a rear addition to the existing structure which will measure 31 feet in depth at the deepest point, and measuring 39 feet 4 inches at its widest point. The proposed addition would come within 32 inches of the western property line.
4. The existing structure is only 23 inches inside the western property line. The dwelling occupies 24 percent of the property area. The new addition will increase lot occupancy by 4 percent. The existing projection in the rear yard of the property is 13 feet. The new addition will project two additional feet. The proposed design provides an open rear yard of over 41 feet. The height of the new addition will be one and one-half stories to be pitched where it joins the existing structure to reduce bulk and appearance.
5. Opposition to the granting of this appeal was registered at the public hearing. It is alleged that the proposed addition will be injurious to Oak trees on adjoining property and that it will impair the appearance of the neighborhood.

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6. Appellant alleges that the proposed design has been chosen to preserve the open characteristics to the rear of the property and to protect trees on adjoining property. A one and one-half story rear addition at right angles will violate these considerations.

OPINION:

We are of the opinion that the appellant has shown an extraordinary and exceptional situation relating to the subject property. We hold that the proposed addition is more compatible with the surrounding neighborhood and adjoining property than would be an addition permitted under the Regulations, thereby resulting in peculiar and exceptional practical difficulties upon the owner as well as upon the neighboring properties. The impact of the proposed addition is less.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
CHARLES E. MORGAN
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.